



CHENNAI METROPOLITAN DEVELOPMENT AUTHORITY
Thalamuthu Natarajan Building, No.1, Gandhi Irwin Road,
Egmore, Chennai - 600 008
Phone : 28414855 Fax: 91-044-28548416
E-mail: mscmda@tn.gov.in
Web site: www.cmdachennai.gov.in

Letter No. L1/23015/2018

Dated: 31.05.2019

To
The Commissioner
Kundrathur Panchayat Union
@ Padappai – 601 301
Kancheepuram District.

Sir,

Sub: CMDA - Area Plans Unit - Layout Division - Planning Permission – Laying out of house sites in S.No.353/2A1, 2A2, 2A3A, 2A3B, 2B1A1, 2B1A2, 2B1B, 2B1C & 34 of Naduveerapattu village, Sriperumbudur Taluk, Kancheepuram District, Kundrathur Panchayat Union limit – Approved - Reg.

- Ref:
1. Planning Permission Application for laying out of house sites received in CMDA vide APU No.L1/2018/000320 on 17.12.2018.
 2. Applicant letter dated 21.01.2019.
 3. This office letter even No. dated 31.01.2019 addressed to the applicant.
 4. Applicant letter dated 14.02.2019.
 5. This office letter even No. dated 11.03.2019 addressed to the applicant.
 6. Applicant letter received on 13.03.2019.
 7. This office letter even No. dated 26.03.2018 addressed to the Sub-Registrar, Padappai.
 8. The Sub-Registrar, Padappai letter Rc.No.08/2019 dated 29.03.2019.
 9. This office DC advice letter even no. letter dated 03.04.2019 addressed to the applicant.
 10. Applicant letter dated 09.04.2019 enclosing the receipt of payments.
 11. This office letter even no. dated 12.04.2019 addressed to the Commissioner, Kundrathur Panchayat Union.
 12. The Commissioner, Kundrathur Panchayat Union letter RC.No.3407/2019/A3 dated 13.05.2019 enclosing the copy of Gift Deed for road area registered as Doc.No.3245/2019 dated 09.05.2019 @ SRO, Padappai.
 13. G.O. Ms.No.112, H&UD Department dated 22.06.2017.
 14. Secretary (H & UD and TNRERA) Letter No. TNRERA/261/2017, dated 09.08.2017.

The proposal received in the reference 1st cited for the proposed laying out of house sites in S.No.353/2A1, 2A2, 2A3A, 2A3B, 2B1A1, 2B1A2, 2B1B, 2B1C & 34 of Naduveerapattu village, Sriperumbudur Taluk, Kancheepuram District, Kundrathur Panchayat Union limit was examined and layout plan has been prepared to satisfy the Development Regulation requirements and approved.

2. Issuance of Planning Permission by CMDA under the statutory provisions does not confirm any ownership or title over the property, in favour of the applicant. Before issuing planning permission for any development, Chennai Metropolitan Development Authority in this regard, checks only the aspect of applicant's right over the site under reference to make the development thereon based on the copies of the documents (such as Sale Deed, Patta, Lease Deed, Gift Deed etc., and GPA) furnished by the applicant along with his application to prove

iii)	Balance Scrutiny Fee	Nil ✓
iv)	Regularization charges for land	Rs.1,95,000/- ✓ (Rupees One Lakh and Ninety Five Thousand only) ✓
v)	Open Space Reservation Charges under DR Annexure XX (i.e) equivalent land cost in lieu of the land to be reserved and handed over) (for an area of 155 sq.m.)	Rs.3,40,000/- ✓ (Rupees Three Lakhs and Forty Thousand only)

2. You are also requested to remit a sum of **Rs.500/- (Rupees Five Hundred only) in cash towards contribution to Flag Day.**

3. Payment received after 30 days from the date of issue of this letter attracts interest at the rate of 12% per annum (i.e. 1% per month) for every completed month from the date of issue of this letter. This amount of interest shall be remitted along with the charges due.

4. The papers would be returned unapproved if the payment is not made within 60 days from the date of issue of this letter.

5. You are requested to furnish the following particulars as called for in the reference 5th cited:

- Chitta & Adangal for the site under reference (excluding the S.No.353/34) duly attested by a Revenue Official.
- Fresh legal opinion on present ownership for the S.No.353/34 of Naduveerapattuvillage right from the date 05.08.1975 issued by a legal officer not below the rank of Government Pleader / Additional Government Pleader / Special Government Pleader in the prescribed format (Annexure-C).

6. On compliance / fulfillment of the above payments, the skeleton plan showing road spaces to be handed over to the Local Body will be sent to the Commissioner, Kundrathur Panchayat Union @ Padappai.

Yours faithfully,

o/c
 Hg
 3/4/19. 2/2
 for Senior Planner, MSB

03/4/19
 03/04/2019

Copy to:-

- The Commissioner,**
Kundrathur Panchayat Union
@ Padappai – 601301
Kancheepuram District.
- The Senior Accounts Officer**
Accounts (Main) Division
CMDA, Chennai – 600 008.